

Below is the Order of the Court.




Marc Barreca
U.S. Bankruptcy Judge

(Dated as of Entered on Docket date above)

Honorable Marc Barreca

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:)	Chapter 7
)	Bankruptcy No. 11-16976
JAY SINGH SEKHON, d/b/a Jay Sekhon Inc.,)	
and HARPREET KAUR SEKHON,)	AMENDED ORDER OF SALE OF REAL
)	PROPERTY OF THE ESTATE FREE
Debtor(s).)	AND CLEAR OF LIENS AND
)	ENCUMBRANCES (Amends buyer
)	and sale price only)

THIS MATTER having come regularly before the above signed judge of the above-entitled court upon the trustee's motion to sell assets of the estate, it appearing that all interested parties have received notice and no objection to the motion having been filed, or said objection having been incorporated into the terms of this order, now, therefore, it is hereby

ORDERED that, subject to the written approval of secured creditor Bank of America, its servicers, affiliates or successors, the trustee, Edmund J. Wood, is authorized to sell real property of the estate according to those terms set forth below:

Street address of	
property to be sold:	11827 - 56 th Avenue S.E.
	Everett, WA 98208

**AMENDED ORDER OF SALE OF REAL PROPERTY
OF THE ESTATE FREE AND CLEAR OF
LIENS AND ENCUMBRANCES**

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600 Stewart Street, Suite 1908
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(206) 441-0826

1	Legal description of	
2	property to be sold:	Lot 13, Larimer Highlands, a Planned Residential
3		Development, Rec. 200404145126, Snohomish
4		County
5	Parcel No.:	01008900001300
6	Sale price:	\$205,000.00, or such higher price as the parties
7		agree to in order to close the short sale
8	Terms of sale:	Cash at Closing
9	Purchaser:	Shen Ko Investment Group LLC, and/or assigns
10	Purchaser's address:	7705 S.E. 34th Street
11		Mercer Island, WA 98040
12	Costs of sale:	The estate will pay the real estate agent a commission
13		of 6% of the gross sales price or such lesser amount
14		as the agents shall agree to; and, the estate will pay
15		those costs of sale customarily paid by the Seller in
16		Western Washington. These costs would include, but
17		are not limited to, title insurance, real estate taxes due
18		through the date of sale and one-half of the escrow
19		costs.
20	Utility Liens	In many cases the existence of a utility lien and/or the
21		amount of the lien is unknown until closing or
22		thereafter. These liens usually, but not always, are
23		equal to the utilities bills incurred over several
24		months. The trustee will pay these liens from the
25		sale proceeds.
	Encumbrances & approximate	
	claim amounts:	(1) Bank of America, successor to Countrywide
		Bank N.A., deed of trust - \$358,000; and
		(2) Bank of America, successor to Countrywide
		Bank N.A., deed of trust - \$46,000.

FURTHER, IT IS HEREBY ORDERED that said sale will be free and clear of all liens and interests, except real and personal property taxes, said liens and interests to attach to the proceeds of the sale as though those proceeds were the property, said liens and interests to be satisfied from those proceeds. The trustee specifically reserves the right to contest each encumbrance or alleged encumbrance against the subject property. Notwithstanding the foregoing, the trustee may pay the above named secured creditors, in the order of their liens to the extent funds are available.

**AMENDED ORDER OF SALE OF REAL PROPERTY
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1 IT IS HEREBY FURTHER ORDERED that the lien of Silverlake/Cross Valley Water
2 District shall be paid at closing pursuant to RCW 57.08.081.

3 IT IS HEREBY FURTHER ORDERED that the buyer's premium/carve out of \$15,000 is
4 approved.¹

5 IT IS HEREBY FURTHER ORDERED that at least one half of the funds received by the
6 estate from the sale shall be distributed to pre-petition creditors.

7 IT IS HEREBY FURTHER ORDERED that the automatic stay under Federal Rule of
8 Bankruptcy Procedure 6004(h) shall not apply to the transaction(s) approved in this order.

9 THE COURT FURTHER FINDS that the purchaser is a good faith purchaser for value.

10 //// END OF ORDER ///

11 Presented By:

12 THE RIGBY LAW FIRM

13
14 /S/ Rory C. Livesey

15 _____
16 Rory C. Livesey, WSBA #17601
17 Of Attorneys for Trustee

18 The Rigby Law Firm
19 600 Stewart Street, Suite 1908
20 Seattle, WA 98101
21 (206) 441-0826
22
23
24

25 ¹Calculation of the maximum trustee's compensation in this case, pursuant to 11 U.S.C. § 326, may include the applicable percentage amount for monies disbursed as a result of this sale transaction. However, such amount resulting from this transaction shall not exceed one half of the buyer's premium carve out less the amount of any allowed fees incurred by the trustee's attorneys in connection with this sale transaction.